

Gila County Planning and Zoning Commission

Gila County Courthouse, 1400 East Ash Street, Globe, AZ.

January 15, 2009-Approved February 19, 2009 Meeting

1. Call to order/Pledge of Allegiance

Planning and Zoning Commission meeting was called to order by Chairman, Don Ascoli at 10:05 am.

2. Roll Call

Commission Present:	Chairman:	Don Ascoli
	Vice Chairman:	Lori Brown (absent)
	Members:	Jack Larimore
		Mickie Nye
		Renee Zeising (absent)
		Ron Christensen
		Rose Harper (absent)
		Jay Spehar
		Travis Williams

3. Review and Approval of Minutes

With no corrections to the minutes a motion was made by Commissioner Jack Larimore to approve the minutes and Commissioner Jay Spehar seconded the motion; motion passed unanimously.

4. Director/Commission Communications

Director of Community Development, Bob Gould, stated that he will be attending a stimulus package meeting in Apache Junction on Friday, January 16, 2009.

5. CUP-08-06, filed by Kimberly Teri-Savage, the property owner: Application is a request to expand the existing three bedroom bed and breakfast use to five bedrooms. This 1.43 acre, R1L-D12 single family residentially zoned property is addressed as 6160 West Bradshaw Drive in Pine, Arizona and is recognized as tax parcel 301-34-007A.

Director, Bob Gould introduced this item. He stated that they have been operating a three bedroom bed and breakfast and currently have a code violation but are working with us to resolve it. Community Development has received two letters of complaint by property owners within the three hundred foot limit. He further stated that these people had a misunderstanding of the application.

After some discussion between the commission and staff, Joe Mendoza, Deputy Director stated that the owner will reside in the garage and the home will become the bed and breakfast.

Chairman Ascoli opened the meeting to the public; there were no comments. Chairman Ascoli asked the commission for a motion and Commissioner Ron Christensen moved to approve with the stipulations listed by staff in the staff report and add #9 that requires the owner to live on the premises. Motion was seconded by Commissioner Travis Williams, motion passed unanimously.

6. SO-08-01 Small Subdivision Ordinance: If approved, this ordinance will allow the process for smaller subdivisions that assure compliance with the intent of current subdivision regulations while completing the review process within a shorter time frame and providing greater flexibility in the application of current standards. It is also the intent to encourage small scale development which conforms to the current Comprehensive Plan and Zoning Regulations that provides a means for land development other than the conventional land division process.

Again, Mr. Gould, Director of Community Development introduced this item. He explained the procedure and how it would expedite the process by waiving the preliminary plat process.

Discussion determined that the "green building" incentives were left off and the commission decided that the Zoning Ordinance sub-committee needed to meet again. The motion to table this item was made by Commissioner Mickie Nye and seconded by Commissioner Ron Christensen.

7. Sec. 3-3-4. Real property diminution in fair market value claim required: Placed on the agenda at the request of the Gila County Attorney's Office to consider amending the Planning and Zoning Ordinance designed to deal with Proposition 207 claims.

Bob Gould, Community Development Director introduced this item and stated this item was in response to Proposition 207 and just spells out ARS 12-1134 in the Statutes.

Commissioner Nye asked what the statutes of limitations were; Mr. Gould stated that it was three years.

The commission decided not to take any action on this item.

8. Date & time for the next scheduled meeting

Next regularly scheduled meeting is scheduled for February 19, 2009 and will probably be held in Star Valley.

- . Motion to adjourn made by Commissioner Mickie Nye and seconded by Commissioner Jack Larimore. The meeting adjourned at 11:20